

LANGSTON BLACK

REAL ESTATE, INC.

FLEX BUILDING FOR LEASE

1861 SOUTH HWY 14, GREER

- GREAT CENTRAL LOCATION FOR UPSTATE SC
- 2.0+- MILES FROM I-85
- 4.1+- MILES FROM SC INLAND PORT
- 4.2+- MILES FROM BMW TRUCK ENTRANCE

37,000+- SF

- 29,500+- SF WAREHOUSE
- FRONT OFFICE: 6,000+- SF
- 2 STORY OFFICE IN WAREHOUSE: 1,500+- SF



- POWER: 480V 3 PHASE
- (14) DRIVE-IN DOORS (14'x14')
- (1) FIVE TON CRANE
- (4) ONE TON "JIB" CRANES
- CLR CEILING HEIGHT: 24' CRT
- PUBLIC WATER (GREER CPW)
- ZONED GREENVILLE COUNTY S1

LEASE RATE: \$5.50/SF NNN

FOR MORE INFORMATION CONTACT:

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LANGSTON BLACK
REAL ESTATE, INC.

P.O. BOX 2167

GREER, S.C. 29652

BUS: 864-848-9070

400

www.langston-black.com

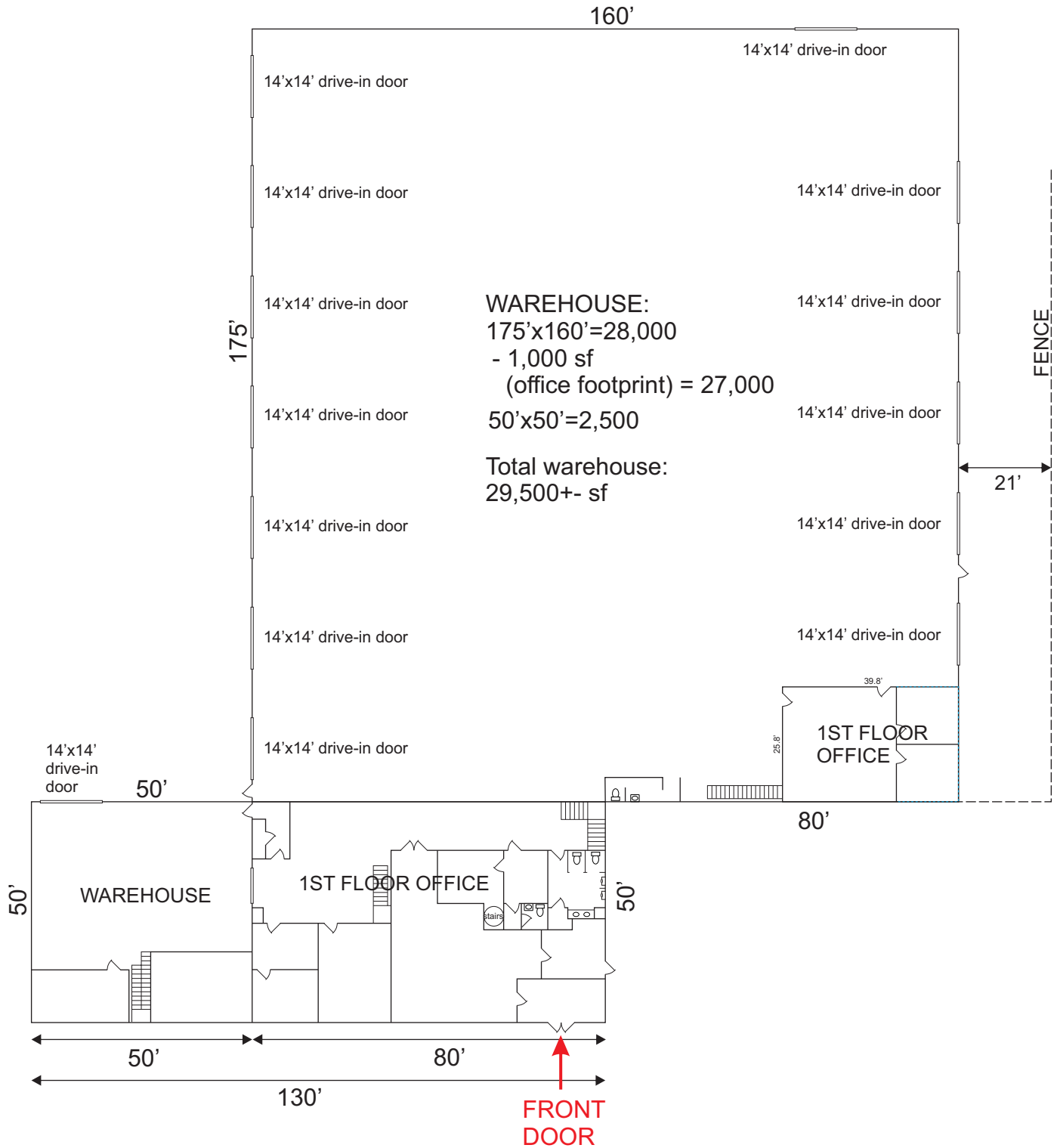
Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.
(LANGSTON-BLACK SITE #400)

BUILDING FOOTPRINT:

175' x 160' = 28,000

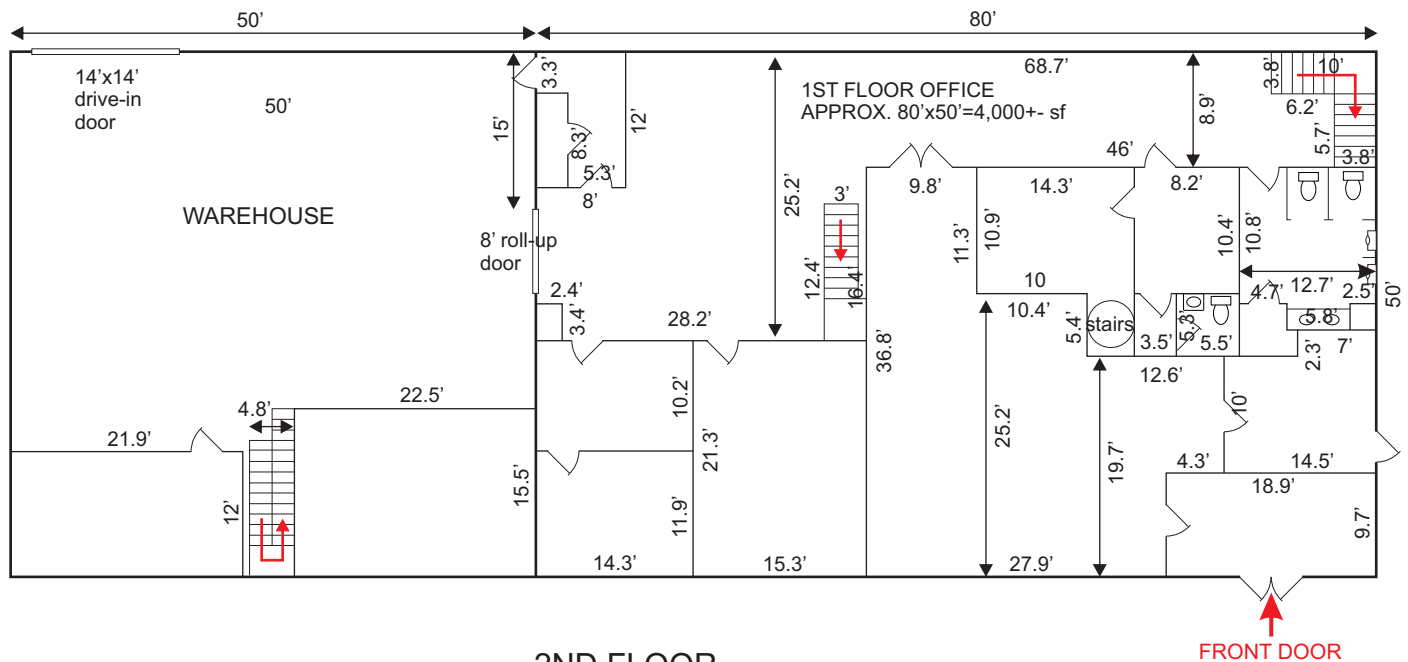
130' x 50' = 6,500

TOTAL = 34,500 SF



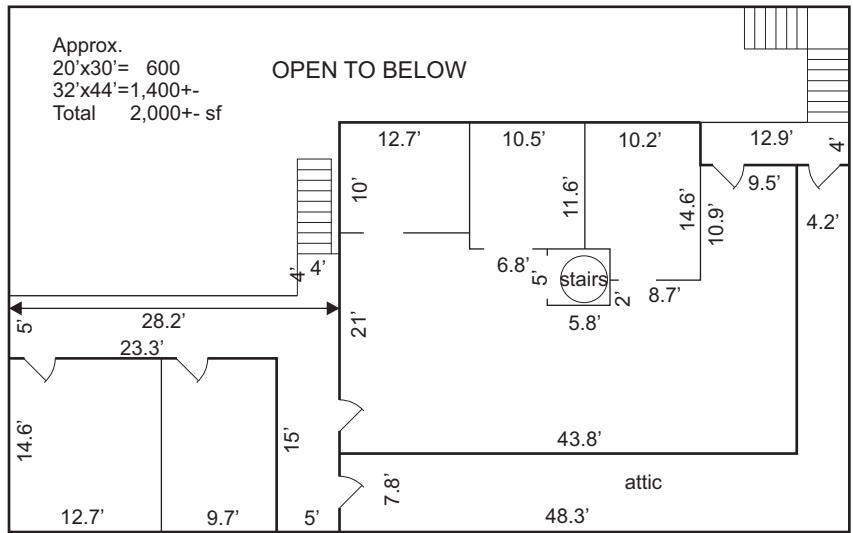
MAIN OFFICE - TOTAL SIZE 6,000+- SF

FIRST FLOOR



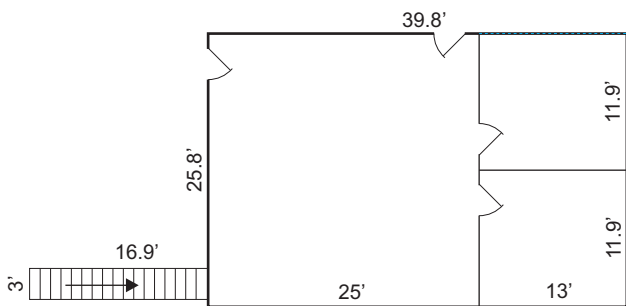
2ND FLOOR

TOTAL BUILDING SIZE:
 WAREHOUSE: 29,500
 OFFICE IN WHSE: 1,500
 MAIN OFFICE: 6,000
 TOTAL: 37,000+- SF



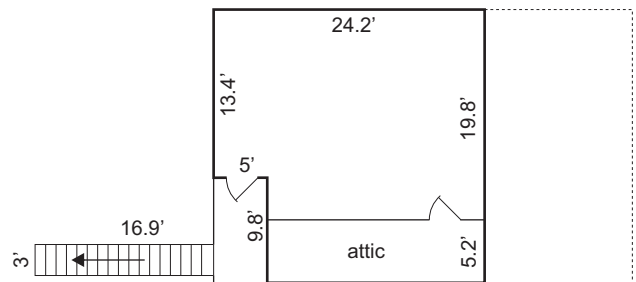
WAREHOUSE OFFICE - TOTAL SIZE: 1,500+- SF

1ST FLOOR



APPROX.
 40'x25'=1,000+- SF

2ND FLOOR



APPROX.
 20'x25'=500+- SF





